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FIELDSTON HILL A COUNTRY ESTATE WITHIN CITY LIMITS; ENJOYS SECLUSION AND SOLITUDE OF BIG ENGLISH PARK

Has Been Owned by Delafield Familv for Over Century-On Bank of Hudson Above Spuyten Duyvil

By HARRIET SISSON GILLESPIE. Not all of residential New York is ap-

praised by the square foot, for crowded is the big city is it still preserves within its boundaries a gentleman's estate of lose to a hundred acres, with its stately manor house set in the midst of giant rees, a remnant of the virgin forest, and enjoying to all intents and purposes the edusion and solitude of a vast English park, although less than half an hour from the centre of town by train or

The site of this venerable demesne to The site of this venerable demesne is the east bank of the Hudson just above spuyten Duyvil, which for more than a centure has remained in the possession of the Delafield family, the only section of the belanced rainty, the only section practically that has managed to isolate itself from the surrounding growth or escaped being partitioned and divided up into small city lots. It is to-day hedged in by the great and growing city, with residences and apartments, with shops and business blocks, and yet a stranger to the weedlend. and down in the midst of the woodland it aims to could easily imagine himself a bundred gentleman.

The intim

The original tract owned by the Delafield family embraced many hundred acres, but in recent years included ap-grazimately 200 acres of beautiful land that sloped down to the banks of the Husson and commanded from its high-Husson and commanded from its high-est points a rare view of the river, the Pallsades and the blue hills beyond. Saventy-five acres are devoted solely to the homes of the different members of the immediate family, who have always clung to this beauty spot, while the re-mainder is being developed as a select readential community, although it still retains its privacy and the appearance of a vast English estate.

House Located on Top of Ridge.

Edward C. Delafield, the senior memer of the family, has for many years reupled a house situated on the top of ridge some 500 feet from the east bank of the Hudson which lies at the foot of a natural slope. It was, until recently, a house of the shingle variety so often t all convincing in its relation to the

Delafield put the house in the hands of Dwight James Baum, whose talent for domestic architecture is so delightfully Hudson, the new development of the belafield property, so attractive and opular as a suburban home proposition. To the problem Mr. Baum brought

FIELDSTON HILL, EDWARD C. DELAFIELD'S HOME ST RIVERDALE-ON-HUDSON

The intimate relationship which exists or should exist between a house and its surroundings has in the past been little understood by the average American architect, and yet it is perhaps of equal importance with the designing of the structure. It is hardly a misstatement structure. It is hardly a misstatement of fact to say it is of greater value, for proper placing of a house and artistic planting may go a long way toward relieving the faults of a poor design, while nothing can supply the deficiency of an inadequate or improper setting. And so it is always a source of satisfaction to see this problem solved so delightfully as is the case with the Delafield house.

Two Story Portico Added. Of the many features that wrought

of a columned two story portico was by far the most important. This made

room and lavatory were made interest-ing spots by covering them with wrought

skill and from a house of absolutely negative attractions he has evolved a dignified structure possessing all the charm of an English country house, conforming to the site and expressing precisely what it aims to be, the home of a country sentleman.

changed to correspond to the new char-acter of the structure.

Fortunately the slope of the roof was that of the high up gable variety, so that from a constructional standpoint little change had to be made in the main part of the house exteriorly, the archi-tect simply keeping the new north wing and the extension of the old south wing in the same key and adding appropriate Colonial detail, such, for example, as the separate entrance with Doric columns on the north wing, the groups of small Dutch windows and the recessed dormers in the roof.

Features of Living Room.

The new north wing containing \$0x40 foot living room was of stucco, over hollow tile construction, and the shingled surface of the old part was ther the greatest change in the remodelling stuccoed over wire lath to correspond of the Delafield house the introduction An interesting feature of the new living room, which is panelled to the ceiling in natural red gum wood, is the fact it has been planned with a view to its use by far the most important. This made way for the removal of a porte cochere, which was too cramped for the modern ausomobile, and a pediment on the front of the house gave the architect the excuse he needed to introduce the excuse he needed to introduce the colonial idea. The entrance to the vestibule was broadened by putting in a wide Dutch door with sidelights, all treated and formed by delicate Corinthian pilasters and cornice above.

The two small windows to the coat been arranged for footlights and the been arranged for footlights and the this pllasters and cornice above.

The two small windows to the coat room and lavatory were made interesting spots by covering them with wrought ron grilles set out from the building.

The sidelights and railing above the cornice are also of wrought iron. The stair landing has been given a pair of French doors which open on a small balcony. These have specially designed



PRIVATE ENTRANCE to LIBRARY.

After much figuring the architect arranged the ceiling lighting—which is used only during entertainments—into five circuits, each circuit lighting a symmetrical number of lights. The period of design of this room is the later English renaissance. On the east wall are low bookcases with leaded glass doors, the centre of the leading bearing doors. The bedroom has both easelength of the same building in the centre of the leading bearing. The bedroom has both easelength of the renaissance with leaded glass doors, the centre of the leading bearing the centre of the leading the centre of the centre of the scope and greatly and these commodious headquarters will emptod the scope and greatly and the second the scope and greatly and the scope and greatly and the scope oors, the centre of the leading bearing the family crest in stained glass.

Tapestries in Wall Panels.

The simple wood panelled walls give restful wall surfaces forming good backgrounds for ancient tapestries which on the south wall conceal the stairway to the owner's suite above. Especial provision has been made for lighting these tapestries by the introduction of

of the ceiling. Many Sun Porches and Verandas. A dinner meeting of the association will be held at the Park Avenue Hotel

One of the most delightful phases of on Tuesday, May 12. Robert L. Moran, the reconstruction is the introduction of president of the Board of Aldermen, many sun porches and verandas, so that will address the meeting. Other guests provision has been made for lighting these tapestries by the introduction of sixteen brackets of special design carved in wood and decorated in polychrome and gilt after the old Italian style.

The master's bedroom and both. in wood and decorated in polychrome and gilt after the old Italian style.

The master's bedroom and bath above is finished, like the living room, in red gumwood left natural. It has a three paved terraces and a glass conservatory foot wainscot, and some of the panels traverse the west side of the house, the

Old Manor House RemodelledAlong Colonial Lines by an Architect Who Appreciated Its Potential Charms

terraces all paved with herringbone brick and the floors of the inclosed porches of white marble laid diagonally. Low radiators, painted white, are placed around the glass walls and are made less conspicuous by flower boxes above, placed on legs. These boxes are lined with sinc and kept filled with potted plants. The lighting fixtures are parchment domes placed against the panelled ceiling. All the windows in the main hall and dining room have been cut down and made into French doors, so that there are now vistas into the two inclosed porches and conservatory from

The architect has in every way nossible aimed to develop the natural possi-bilities of the house and the site so as to enhance their great natural charms, with the result that there are few country homes anywhere so ideally located as Fieldston Hill, the ancestral home of Edward C. Delafield, the "city home of

MOVES TO LARGER QUARTERS.

Building Managers Association Leases Space in St. Paul Building. The New York Building Managers

Association has moved its headquarters from 31 Nassau street to larger and more spacious quarters on the third

appliances. The bedroom has both eactern and western exposure and a barrel wault celling and is finished, like the other rooms in this wing, in pearl gray blending to a cream white at the centre Jerome G. Young of Albert B. Ashforth,

pened in the real estate market in years than the extensive lot buying movement in the West Bronx. This movement developed suddenly and accumulated strongth in a surprising manner. It is bound to assume far greater proportions, however, for it has its basis in the certainty of a resumption of building. Just when the building boom will begin is a matter of conjecture, but that it will outclass anything of its lind hitherto experienced in The Bronx is taken for granted by all familiar with the situation.

Perhaps one of the most optimistic haracter of the men who are back of the operators like Frederick Brown, baniel H. Jackson and Paul M. Herson, those Judgment as to the salability of

oration bought from the re-oration bought from the re-the American Real Estate

The attention of the public bodies

The attention of the public bodies ex unimproved realty covering five city blocks and two groups ment houses in The Bronx. In this company through the trans-Mr. Bedford was under the firm on that the West Bronx will be instantiated by the city to feel the district in the city to feel the the building revival. In reasons for his activities section Mr. Herzog said yester-

led have recently made large purof vacant land in the West Bronz eighborhood enable quick acall parts of the greater city in supplying this transportathese neighborhoods which were renched by rapid transit have been with a cheap class of prop the quality of which ultimately detriment to the section. West Bronx, however, Im-

the lack of transit, so that now history which have been made

as in all other commodities, for housing is a commodity, must prevail. The only practical relief which any public or private organization can constitutionally Knott Brothers Plan Family Hotel at Kew DUE IN WEST BRONX or legally provide is to supply reputable and responsible builders with adequate funds on a safe basis for the improve-

District Will Be First to Feel
Construction Boom, Says
Paul M. Herzog.

Nothing more significant has happened in the real estate market in years than the extensive lot buying movement developed suddenly and accumulated strongth in a surprising manner. It is bound to assume far greater proportions, however, for it has its basis in the certainty of a resumption of the housing problem here, and the lingher rents go temporarily the more certain it is that building on a very large scale will be commenced. "Now that the Government bond issues are successfully over, the next public spirited move, which will be as profitable in its way as investment in Government bonds, will be to finance building to relieve the scarcity in housing. "Our companies stand prepared to finance reputable builders who have means of their own and a reputation in their trade, and we believe that the first place in which the building revival will show itself will be the West Bronx.

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sit facilities, public improvements and the high class of people already there. "I believe that the best thing that could happen in regard to the rent sitit will outclass anything of its hitherto experienced in The Bronx aken for granted by all familiar the situation.

The situation of the most optimistic in the lot buying movement is the acter of the men who are back of perature like Frederick Brown, all H. Jackson and Paul M. Herzog, but you have to doubt.

The situation of the causes and its remedy. Loose talk, however, on the subject of regulation of rent by the Government, rather than by the law of supply and demand, will inevitably stop the natural operation of the latter law for a time, and in so doing delay relief. No private builder can possibly compete with publicly owned buildings, and while I firmly believe that there never was a greater opportunity for good builders to reap fair profits on sound building ventures than the present, the setting aside of normal factors will inevitably retard the antrance into the field of men of means.

now investigating the matter should be directed toward facilitating the supply of money to reputable builders by those of money to reputable builders by those institutions which in the past have always supplied money for building loans. If necessary, new legislation should be adopted to liberalize and make liquid facilities which are only possible in a definition of the conputation of the conput

RECEIPTS COMPUTED SUBURDAN Related By the Fred F. French Company, which has been awarded the building contract, the project will involve an outlay of \$600, CITY'S SHARE IN TAX

From New Income Levy.

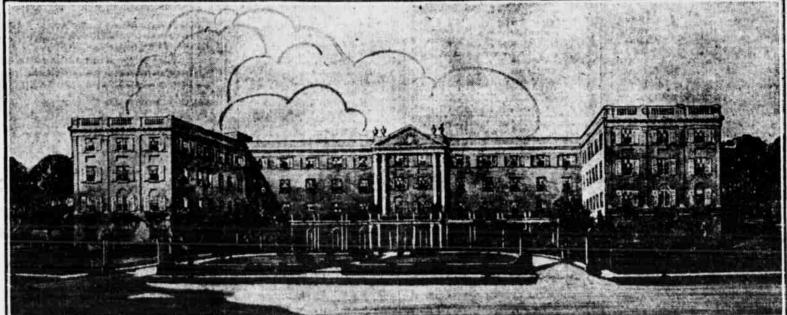
Will Receive \$13,500,000

From New Income Levy.

receive sixty-two per cent. of the allotment returned by the State to the municipalities. This is another of the acts de-The company while sharped and the performance of the property in the state of the performance of the perform

Gardens; Project to Cost a Half Million

CLOSE UP VIEW of COLONIAL DOORWAY.



Kew Gardens, one of the most at-, 000, including the cost of the land. The broad view of the beautiful, rolling, venture in the hotel field, the Knott tractive of Long Island's residential communities, is to have an up to the minute hotel possessing all of the consdopted to liberalize and make liquid building and permanent loans in the hands of financial institutions.
"I am speaking against my own personal interest, because my own financial arrangements have already been made, and I am inviting competition, but as a public spirited citizen I feel it my duty to call the attention of the community to this very simple remedy."

According to the are only possible in a suburban environment. Arrangements have altered to the first building of its type erected in this restricted area. Ground has already been broken for the foundations.

The hotel will be a brick structure foundations.

According to the estimates made by with the intervening space laid out in with the intervening space laid out in which will be the first building of its type erected in this restricted area. Ground has already been broken for the foundations.

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The hotel will be a brick structure four stories high, built in colonial design. To carry out the idea the building of its type erected in this restricted area.

The provided has a public spirited citizen I feel it by others are veterans in the hotel business. The hotel will be a brick structure four stories high, built in colonial design. To carry out the idea the building of its type erected in this restricted area.

building will be erected for the Knott brothers by an investing corporation which has been formed for that purpose. This corporation has purchased a plot of 75,000 square feet fronting on Queens Boulevard, Union Turnpike and Kew Gardens Road, from the Kew Gar-dens Corporation, as a site for the hotel,

the site, facing on Queens Boulevard, with the intervening space laid out in conventional paths and lawn. There will be 212 guest rooms in the building, large, airy and so arranged that the

use, as are the others operated by the Knott brothers. It will contain all the features of the best New York hotels.

\$22,000,000, of which New York city will BRITISH WOMEN TO HELP GOVERNMENT

country may be had from nearly every

its recommendations, which are con-sidered radical, for in some respects they are in advance of even the stand-ards of comfort now enjoyed in the living of the great number of dwell-

brothers have figured far into the future in anticipation of the day when urban New York shall have expanded to embrace all of the city's outlying sections. That day is sure to come, they believe, and their opinion is the more ipmressive when viewed in the light of their remark-

MAYOR'S ACTION ON OPPOSED TO TALL

Real Estate Board Declares Public Favored Measure.

is exceedingly disappointed by Mayor Hylan's fallure to approve of the bill limiting the tax on real estate. In a statement issued yesterday the board deplores the fact the bill is not to become a law and attributes its defeat to the influence of men of great wealth. The statement reads as follows:

The Comptroller personally felt ag-grieved at the failure of the Legislature grieved at the failure of the Legislature grieved at the failure of the Legislature 'I urged this rule upon the Zoning to enact a personal tax law with a listing system and with no exemptions of any kind. It was unfortunate also, as far as the fate of the tax bill was concerned, that the Mayor's most intimate ascolates, whose advice he most frequently takes, are men of very great wealth. Their real estate interests are slight compared with their enormous personal holdings. They feared that a limited tax on real property meant that the excess burdens of extravasance and waste would be placed on personal propought. on real property. When it is remem-bered that real property is worth but \$8,500,000.000 and that personal property, which certainly needs the protec-tion of government as much as real estate, is estimated at \$50,000,000,000.

the injustice of this is apparent.
"The value of the proposed law to real estate was only sentimental, and meant special attention having been given to the planning of the kitchen, pantry and dining room. There will be special accommodations for bachelors. Tennis courts are to be provided which together with several nearby golf courses and the splendid recreational facilities offered by the Kew Gardens Country place of sojourn for the guest who is fond of sports. The hotel will be operated by the Knott brothers under a long term lease made with the investing corporation.

In selecting this site for their latest The men who fight to escape personal property taxation do not work openly. They labor quietly yet effectually and for years they have blocked the efforts New York to make them pay for their share of the cost of government. Again they have succeeded, and succeeded in spite of a practically unarimous public sentiment and an entirely unanimous.

5TH AVE. BUILDINGS

The Real Estate Board of New York Lawson Purdy Favors Crusade to Bar "Tenements" From Upper Avenue.

Lawson Purdy, former tax commis-sioner and vice-chairman of the Zoning Commission, is entirely in accord with The action of the Mayor in vetoing Fifth Avenue Association to preserve the tax limitation bill was not unexpected. The Compareller opened the oughfare by excluding apartment houses measure from its inception on the ad-vice of those who claimed that its enact-street and south of Ninety-ninth street. measure from its inception on the ad-vice of those who claimed that its enact-ment would affect the credit of the city. In commenting upon the fight being The Comptroller personally felt as-made by the association, Mr. Purdy

the excess burdens of extravagance and to Fifty-ninth street to one and one-waste would be placed on personal prop- quarter times the width of the street. erty. For years these men have escaped paying any share of the cost of municipal government and 95 per was enacted. It will be for the great benefit of that part of the avenue. was enacted. It will be for the great benefit of that part of the avenue. "The treatment of Fifth avenue from Sixtleth street north concerns both the owners of the property and all citizens of the city. It even concerns the whole people of the United States. Fifth avenue is the show street of the city of New York. Anything which impairs its beauty will impair its value, and will

"The value of the land on Fifth avehue north of Station street to day is greater than the value of the land in the best residential part of Park avenue. Higher prices have been or will be paid for costly single-family residences than have been or will be paid for sites for

tenement houses.
"No one should be raisled by a very high price being paid for a single site for a tenement house such as that on the southeast corner of Seventy-second Under such circumstances the price is higher on account of the ex-pectation that for many years the owner will steal light from his neighbors. If